

WOL02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: MATTHEW JAMES WOLLIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 344 INDEPENDENT AVENUE, GRAND JUNCTION

PARCEL NO: 2945-104-00-100

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Book 3038 Page 438  
2044849 03/11/02 0859AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Matthew James Wollin, Grantor, for and in consideration of the sum of One Hundred Eighty-Seven and 50/100 Dollars (\$187.50), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of said Section 10, and considering the South line of the NE¼ SE¼ of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N 89°56'21" W, along the said South line of the NE¼ SE¼, a distance of 968.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, N 89°56'21" W a distance of 75.00 feet; thence leaving said South line, N 00°03'39" E a distance of 1.00 foot; thence S 89°56'21" E a distance of 75.00 feet; thence S 00°03'39" W a distance of 1.00 foot, more or less, to the POINT OF BEGINNING.

Containing 75.00 square feet (0.0017 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that he will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

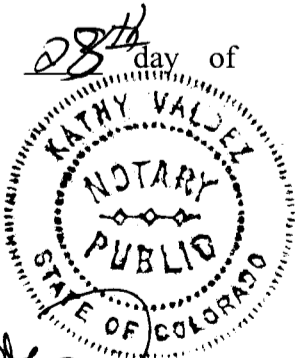
Executed and delivered this 28<sup>th</sup> day of Feb, 2002.

*Matthew James Wollin*  
Matthew James Wollin

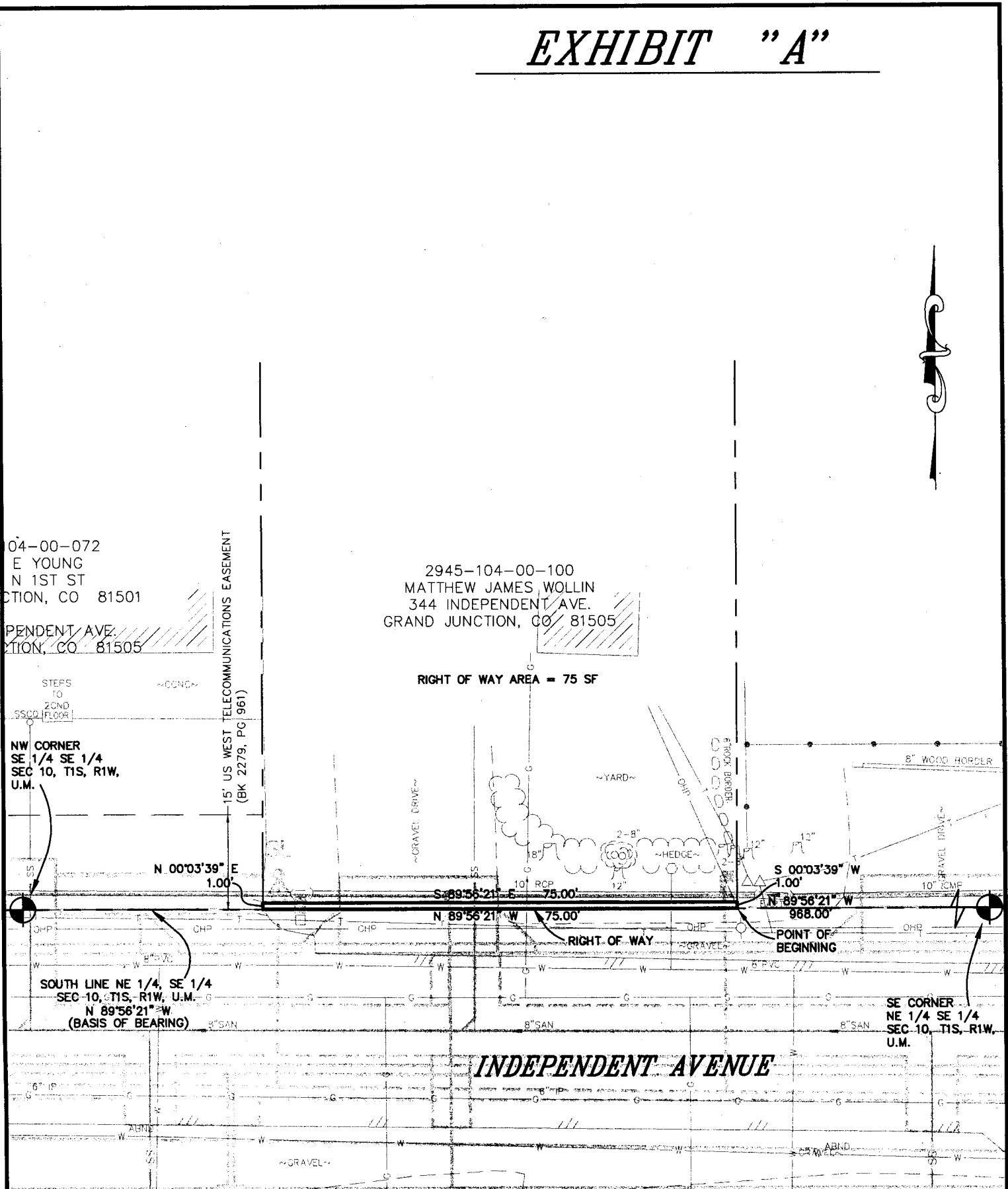
State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb, 2002, by Matthew James Wollin.

My commission expires 4-21-04.  
Witness my hand and official seal.

*Kathy Valdez*  
Notary Public  


# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

DRAWN BY: JCS  
 DATE: 10-10-2001  
 SCALE: 1" = 20'  
 APPR. BY: TW  
 FILE NO. ROW.DWG

INDEPENDENT AVENUE  
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION